

## **REPORT OF THE TAX DELINQUENCY SUBCOMMITTEE**

**October 26, 2010**

The Honorable,  
The Board of Commissioners of Cook County

### **ATTENDANCE**

Present: Chairman Sims, Commissioners Butler, Murphy and Peraica (4)

Absent: Vice Chairman Goslin, Commissioners Beavers and Moreno (3)

Also Present: Stephanie Milito – Planner, Department of Planning and Economic Development; Randy Kemmer – Assistant State's Attorney; William Moore, Cook County Bureau of Community Development; Charles Collins – Assistant Economic Development Director, City of Markham; Rev. Ellis Franklin – Acting Director, Ford Heights Community Development; Dirk Van Beek – Attorney, Village of Ford Heights

Ladies and Gentlemen:

Your Tax Delinquency Subcommittee of the Board of Commissioners of Cook County met pursuant to notice on Tuesday, October 26, 2010 at the hour of 11:00 A.M. in the Board Room, Room 569, County Building, 118 North Clark Street, Chicago, Illinois.

Your Subcommittee has considered the following items and, upon adoption of this report, the recommendations are as follows:

307898 VILLAGE OF BRIDGEVIEW (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Steven M. Landek, Village President, Village of Bridgeview.

Re: No Cash Bid Request Package for the Village of Bridgeview.

Please consider this letter as the Village of Bridgeview's request for Cook County to submit a "No Cash Bid" for the following parcel:

### **VILLAGE OF BRIDGEVIEW**

#### **VOLUME**

239

#### **PROPERTY INDEX NUMBER**

24-06-300-010-0000

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The subject property is a vacant parcel located near 7155 West 91st Street, Bridgeview, Illinois, adjacent to Harlem Avenue, and the Village seeks to acquire the property for street right-of-way purposes. Such use will directly benefit the public. We have submitted a certified copy of Resolution No. 10-R-14, a copy of the Sidwell map page of the area that includes the parcel, a current title name and judgment search for the parcel, Title Company Certificate of Registration and photographs of the parcel. Also submitted is a compact disc containing a copy of this letter and a spreadsheet of the volume number and property index number for the requested parcel.

In the event this request is granted, the Village agrees to report annually to the Cook County Department of Economic Development, informing and updating the County as to the status of the above parcel for five (5) years, or until the intended use is complete. Additionally, the Village acknowledges that it must retain legal counsel and will bear all legal expenses and costs to obtain the tax deed for the above parcel and will file all appropriate documents to obtain tax exempt status for the subject property. As there are no third party requestors involved, no information has been submitted on them.

**\*Referred to the Committee on Tax Delinquency Subcommittee on July 27, 2010.**

**Commissioner Murphy, seconded by Commissioner Butler, moved the Approval of Communication No. 307898. The motion carried.**

307899 VILLAGE OF BURNHAM (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Robert E. Polk, Mayor, Village of Burnham.

Re: No Cash Bid Request Package for the Village of Burnham.

The Village of Burnham, Cook County, Illinois, respectfully requests that the Cook County Board of Commissioners approve a no cash bid for commercial vacant parcels of real estate. This Request Package contains eight (8) Property Index Numbers (PINs):

### **VILLAGE OF BURNHAM**

<b><u>VOLUME</u></b>	<b><u>PROPERTY INDEX NUMBER</u></b>
193	29-01-213-015-0000
193	29-01-213-016-0000
193	29-01-213-017-0000
193	29-01-213-018-0000
193	29-01-213-019-0000
193	29-01-213-020-0000
193	29-01-213-021-0000
193	29-01-213-022-0000

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The Village of Burnham intends to use the above parcels as a parking lot for a multi-use resource/recreational center to be developed by the Village of Burnham on the adjacent five (5) parcels of real estate improved with an abandoned commercial building. Each of the above eight (8) PINs is each a vacant lot continuous to each other and previously used for parking for an abandoned commercial building previously used as a banquet hall. Each vacant lot is currently zoned commercial.

The Village of Burnham will file for tax exempt status because the Village of Burnham will retain such eight (8) PINs for municipal use. Therefore, there is no Third Party Requestor in this Request Package.

The Village of Burnham will retain legal counsel to obtain the tax deed and bear all legal and other costs associated with the acquisition of such eight (8) parcels.

The Village of Burnham agrees to submit to the Cook County Department of Economic Development, No Cash Bid Reports on the status of each parcel for five (5) years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

**\*Referred to the Committee on Tax Delinquency Subcommittee on July 27, 2010.**

**Commissioner Murphy, seconded by Commissioner Butler, moved the Approval of Communication No. 307899. The motion carried.**

307900 VILLAGE OF Burnham (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Robert E. Polk, Mayor, Village of Burnham.

Re: No Cash Bid Request Package for the Village of Burnham.

The Village of Burnham, Cook County, Illinois respectfully requests that the Cook County Board of Commissioners approve a no cash bid for an abandoned commercial building on five (5) parcels of real estate. This Request Package contains five (5) Property Index Numbers (PINs):

### VILLAGE OF BURNHAM

<u>VOLUME</u>	<u>PROPERTY INDEX NUMBER</u>
193	29-01-213-023-0000
193	29-01-213-024-0000
193	29-01-213-025-0000
193	29-01-213-026-0000
193	29-01-213-027-0000

The Village of Burnham intends to use the above parcels as a municipal multi-use resource/recreational center by redeveloping an abandoned commercial building located thereon. Each of the above five (5) parcels is improved with a portion of an abandoned commercial building previously used as a banquet hall. The current zoning is commercial.

The Village of Burnham will file for tax exempt status because the Village of Burnham will retain such five (5) PINs for municipal use. Therefore, there is no Third Party Requestor in this Request Package.

The Village of Burnham will retain legal counsel to obtain the tax deed and bear all legal and other costs associated with the acquisition of such five (5) parcels.

The Village of Burnham agrees to submit to the Cook County Department of Economic Development, No Cash Bid Reports on the status of each parcel for five (5) years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

**\*Referred to the Committee on Tax Delinquency Subcommittee on July 27, 2010.**

**Commissioner Murphy, seconded by Commissioner Butler, moved the Approval of Communication No. 307900. The motion carried.**

307901 VILLAGE OF BURNHAM (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Robert E. Polk, Mayor, Village of Burnham.

Re: No Cash Bid Request Package for the Village of Burnham.

The Village of Burnham, Cook County, Illinois, respectfully requests that the Cook County Board of Commissioners approve a no cash bid for a vacant parcel of real estate. This Request Package contains one (1) Property Index Number (PIN):

**VILLAGE OF BURNHAM**

**VOLUME**

**PROPERTY INDEX NUMBER**

220

30-06-309-003-0000

The Village of Burnham intends to use the above parcel as landscaping for its Village hall. The parcel is a vacant residential lot having a few pieces of toddler playground equipment on a portion of the parcel and vacant as to the remainder of such lot. The parcel is currently zoned Residential.

The Village of Burnham will file for tax exempt status because the Village of Burnham will retain such one (1) PIN for municipal use. Therefore, there is no Third Party Requestor in this Request Package.

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The Village of Burnham will retain legal counsel to obtain the tax deed and bear all legal and other costs associated with the acquisition of such one (1) parcel.

The Village of Burnham agrees to submit to the Cook County Department of Economic Development, No Cash Bid Reports on the status of each parcel for five (5) years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

**\*Referred to the Committee on Tax Delinquency Subcommittee on July 27, 2010.**

**Commissioner Murphy, seconded by Commissioner Butler, moved the Approval of Communication No. 307901. The motion carried.**

307902 VILLAGE OF EAST HAZEL CREST (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Patricia Lazuka, Village Administrator, Village of East Hazel Crest.

Re: No Cash Bid Request Package for the Village of East Hazel Crest.

I respectfully submit for your approval the Village of East Hazel Crest's request to acquire the following three (3) vacant commercial properties in an effort to increase tax revenues and development within Village limits. This No Cash Bid Request Package contains three (3) Property Index Numbers (PINs) as follows:

**VILLAGE OF EAST HAZEL CREST**

<u>VOLUME</u>	<u>PROPERTY INDEX NUMBER</u>
216	29-29-300-007-0000
216	29-29-300-008-0000
216	29-29-300-011-0000

The Village of East Hazel Crest has identified that this commercial building and parking area has been abandoned for more than a year and is currently blighted. With the recent road work improvements in this area this property has been reduced and is deteriorating at a rate that makes it difficult to encourage new development. The Village of East Hazel Crest would like to secure this property, make the necessary improvements and remarket it in an effort to add to its business tax income. East Hazel Crest is a small land locked community with a small business base. This particular property would benefit by the addition of adjoining property (requested in a second No Cash Bid application) if it were combined to make a more marketable site. It would assist the Village in maximizing the sales tax potential.

The Village of East Hazel Crest will file for and maintain tax exempt status for the requested property until that time a developer is located.

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There is no Third Party Request, proposal or agreement by a developer, organization or other private party for this no-cash bid request.

The Village of East Hazel Crest will retain the legal services of Hiskes, Dillner, O'Donnell, Marovich & Lapp, Ltd, attorneys for the Village, to obtain the tax deed and the Village will bear all legal and other costs associated with acquisition of the parcel.

The Village of East Hazel Crest will also annually report to the Cook County Department of Economic Development informing and updating the County as to the status of the parcel of property for five (5) years or until the intended development is completed, whichever comes last.

**\*Referred to the Committee on Tax Delinquency Subcommittee on July 27, 2010.**

**Commissioner Murphy, seconded by Commissioner Butler, moved the Approval of Communication No. 307902. The motion carried.**

307903 VILLAGE OF EAST HAZEL CREST (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Patricia Lazuka, Village Administrator, Village of East Hazel Crest.

Re: No Cash Bid Request Package for the Village of East Hazel Crest.

I respectfully submit for your approval the Village of East Hazel Crest's request to acquire the following two (2) land parcels in an effort to increase tax revenues and development within Village limits. This No Cash Bid Request Package contains two (2) Property Index Numbers (PINs) as follows:

**VILLAGE OF EAST HAZEL CREST**

**VOLUME**

**PROPERTY INDEX NUMBER**

216

29-29-300-012-0000

216

29-29-300-014-0000

The Village of East Hazel Crest has identified these lots as a potential site that would expand the size of an existing commercial area. With the recent road work improvements in this area this property and its adjacent commercial building, requested in a separate No Cash Bid Request Package, have been reduced and are deteriorating at a rate that makes it difficult to encourage new development. The Village of East Hazel Crest would like to secure this property, make the necessary improvements and remarket it in an effort to add to its business tax income. East Hazel Crest is a small land locked community with a small business base. These particular properties would add dimension to the commercial property that abuts this parcel. It would assist the Village in maximizing the sales tax potential.

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The Village of East Hazel Crest will file for and maintain tax exempt status for the requested property until that time a developer is located.

There is no Third Party Request, proposal or agreement by a developer, organization or other private party for this no-cash bid request. The Village of East Hazel Crest will retain the legal services of Hiskes, Dillner, O'Donnell, Marovich & Lapp, Ltd, attorneys for the Village, to obtain the tax deed and the Village will bear all legal and other costs associated with acquisition of the parcel.

The Village of East Hazel Crest will also annually report to the Cook County Department of Economic Development informing and updating the County as to the status of the parcel of property for five (5) years or until the intended development is completed, whichever comes last.

**\*Referred to the Committee on Tax Delinquency Subcommittee on July 27, 2010.**

**Commissioner Murphy, seconded by Commissioner Butler, moved the Approval of Communication No. 307903. The motion carried.**

307904 VILLAGE OF FORD HEIGHTS (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Charles R. Griffin, Mayor, Village of Ford Heights.

Re: No Cash Bid Request Package for the Village of Ford Heights.

The Village of Ford Heights requests the listed parcels of land in the Cook County Board of Commissioners No Cash Bid Program.

## **VILLAGE OF FORD HEIGHTS**

### **VOLUME**

### **PROPERTY INDEX NUMBER**

016	32-23-303-048-0000
016	32-23-303-049-0000
016	32-23-303-050-0000
016	32-23-414-036-0000
016	32-23-414-040-0000
016	32-23-414-041-0000
016	32-23-414-046-0000
<del>016</del>	<del>32-23-415-012-0000</del>
016	32-23-415-013-0000
016	32-23-416-036-0000
016	32-23-417-018-0000
<del>016</del>	<del>32-23-418-024-0000</del>
<del>016</del>	<del>32-23-418-025-0000</del>
<del>016</del>	<del>32-23-418-026-0000</del>
016	32-23-418-033-0000
016	32-23-418-034-0000

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This request package contains 16 Property Index Numbers (PINs). The requested parcels of land will be used to build affordable housing in a blighted section of the community. The Village of Ford Heights will immediately file for tax exempt status on these parcels of land. Attorney Dirk Van Beek, our village attorney, will obtain the tax deed and the Village will bear all legal and other costs associated with the acquisition of the parcels.

The Village of Ford Heights agrees to submit to the Cook County Department of Economic Development, No Cash Bid Reports on the status of each parcel within the five (5) year time frame allotted to develop this property.

**\*Referred to the Committee on Tax Delinquency Subcommittee on July 27, 2010.**

**Commissioner Murphy, seconded by Commissioner Butler, moved the Approval of Communication No. 307904 as Amended, except for the following PIN Numbers, which have been Withdrawn: 32-23-415-012-0000, 32-23-418-024-0000, 32-23-418-025-0000, 32-23-418-026-0000. The motion carried.**

307905 CITY OF MARKHAM (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from David Webb, Jr., Mayor, City of Markham.

Re: No Cash Bid Request Package for the City of Markham.

The City of Markham, Illinois would like to take advantage of the no-cash-bid process of the Cook County Board in acquiring various contiguous tax delinquent parcels from 161st Street to 162nd Street between Dixie Highway and Leavitt Avenue.

I therefore respectfully request that the Cook County Board consider and approve the City of Markham's request for participation of the following seven (7) parcels sought to be acquired. The parcels are listed by Volume and Property Index Numbers (PINs) as follows:

### CITY OF MARKHAM

<u>VOLUME</u>	<u>PROPERTY INDEX NUMBER</u>
211	29-19-125-021-0000
211	29-19-126-016-0000
211	29-19-126-017-0000
211	29-19-126-018-0000
211	29-19-126-022-0000
211	29-19-126-023-0000
211	29-19-127-025-0000



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In further support to this request, please find submitted herewith a certified copy of Resolution No. 10-R-429 passed by the City Council formally requesting participation in the No-Cash-Bid Program.

The City intends to offer the seven (7) properties acquired to a developer for commercial/industrial use. Such development will serve to restore these properties as viable tax revenue-producing sources, contribute to an increase of the tax base of the City and contribute to an increased flow of State sales tax with its concomitant benefit to the City.

The City does not have a third party developer to transfer title at this time. The City will file for tax exempt status on all properties because it will retain the PINs until the tax deeds are conveyed to a developer.

Additionally, the City will benefit through the elimination of eyesores scattered around the requested parcels and a hope for revitalization of the quality of life in the community. The proposed development will also generate employment opportunities for City residents.

The developer (to be determined) will be responsible for all legal activity and expense necessary to obtain tax deeds to the property and will bear all legal and other costs associated with the acquisition.

The City will submit to the Cook County Department of Economic Development annual reports on the status of acquired property for five (5) years after acquisition or until development of those properties is complete.

**\*Referred to the Committee on Tax Delinquency Subcommittee on July 27, 2010.**

**Commissioner Murphy, seconded by Commissioner Butler, moved the Approval of Communication No. 307905. The motion carried.**

307906 CITY OF MARKHAM (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from David Webb, Jr., Mayor, City of Markham.

Re: No Cash Bid Request Package for the City of Markham.

Please accept this letter as an official request from the City of Markham expressing interest in participating in the Cook County No Cash Bid Program. The Property Index Numbers PIN(s) being requested are:

### **CITY OF MARKHAM**

#### **VOLUME**

032  
032

#### **PROPERTY INDEX NUMBER**

28-22-407-035-0000  
28-22-407-036-0000

**TAX DELINQUENCY SUBCOMMITTEE REPORT**

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This request package contains two (2) PINs. The intended use of each PIN is as follows:

28-22-407-035-0000 (Industrial Quonset Hut) the City will benefit from acquiring this parcel by having the ability to remove the old dilapidated structure on the parcel. The City plans to clear and prepare the site for development within six (6) months of deed acquisition.

28-22-407-036-0000 (Industrial Quonset Hut) the City will benefit from acquiring this parcel by having the ability to remove the old dilapidated structure on the parcel. The City plans to clear and prepare the site for development within six (6) months of deed acquisition.

Please note that the City of Markham will file for tax exempt status on all above parcels PINs. The above PINs will be used for municipal use or maintained until the tax deed(s) are conveyed to a developer.

The City of Markham is requesting the previously mentioned PINs, and has no third party request for the current No Cash Bid Program.

The City of Markham will retain legal counsel in order to obtain the tax deed and bear all legal and other costs assisted with acquisition of the parcels.

The City of Markham agrees to submit to the Cook County Department of Economic Development, No Cash Bid Reports on the status of each parcel for five (5) years or until development is complete, or whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

**\*Referred to the Committee on Tax Delinquency Subcommittee on July 27, 2010.**

Stephanie Milito, Planner, Department of Planning and Economic Development, noted that the Department of Planning and Economic Development does not recommend PIN Number 28-22-407-035-0000.

Commissioner Peraica requested that the Property Index Numbers for the City of Markham be considered individually.

**On a voice vote, the motion to Approve PIN Number 28-22-407-035-0000 carried. Commissioner Peraica voted no.**

**Commissioner Peraica, seconded by Commissioner Murphy, moved the Approval of PIN Number 28-22-407-036-0000. The motion carried.**

**Commissioner Murphy, seconded by Commissioner Butler, moved the Approval of Communication No. 307906. The motion carried.**

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307907 CITY OF MARKHAM (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from David Webb, Jr., Mayor, City of Markham.

Re: No Cash Bid Request Package for the City of Markham.

Please accept this letter as an official request from the City of Markham expressing interest in participating in the Cook County No Cash Bid Program. The Property Index Numbers PIN(s) being requested are:

**CITY OF MARKHAM**

<b><u>VOLUME</u></b>	<b><u>PROPERTY INDEX NUMBER</u></b>
029	28-13-401-015-0000
032	28-23-128-002-0000
032	28-23-128-004-0000
032	28-23-301-034-0000
032	28-23-302-008-0000
032	28-23-304-013-0000
033	28-24-411-033-0000
033	28-24-411-034-0000
033	28-24-413-035-0000
033	28-24-413-036-0000
033	28-24-413-037-0000
033	28-24-413-038-0000
033	28-24-413-040-0000
033	28-24-413-041-0000
033	28-24-413-042-0000
033	28-24-413-043-0000
033	28-24-413-044-0000
<del>244</del>	<del>29-19-127-025-0000</del>
211	29-19-402-003-0000

This request package contains 19 PINs.

Please note that the City of Markham will file for tax exempt status on all above parcels PINs. The above PINs will be used for municipal use or maintained until the tax deed(s) are conveyed to a developer.

The City of Markham is requesting the previously mentioned PINs, and has no third party request for the current No Cash Bid Program.

The City of Markham will retain legal counsel in order to obtain the tax deed and bear all legal and other costs assisted with the acquisition of the parcels.

The City of Markham agrees to submit to the Cook County Department of Economic Development, No Cash Bid reports on the status of each parcel for five (5) years or until development is complete, or whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

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**\*Referred to the Committee on Tax Delinquency Subcommittee on July 27, 2010.**

**Commissioner Murphy, seconded by Commissioner Peraica, moved the Approval of Communication No. 307907 as Amended, except for the following PIN Number, which has been Withdrawn: 29-19-127-025-0000. The motion carried.**

307908 VILLAGE OF MAYWOOD (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Jason Ervin, CPA, Village Manager, Village of Maywood.

Re: No Cash Bid Request Package for the Village of Maywood.

The Village of Maywood is respectfully submitting the two (2) Property Index Numbers (PINs) for No Cash Bid purchase by the Cook County Board of Commissioners.

These parcels have been evaluated and found to be viable, marketable properties to be acquired through the Cook County No Cash Bid process. The aforementioned properties are all located in key areas for redevelopment as outlined in the 2008 Comprehensive plan. These properties will greatly impact economic development opportunities within the Village of Maywood.

**VILLAGE OF MAYWOOD**

**VOLUME**

**PROPERTY INDEX NUMBER**

161

15-10-231-008-0000

165

15-14-327-012-0000

Please find below the intended use for each PIN(s).

Vol. 161 PIN 15-10-231-008-0000 - This parcel is currently a vacant garage in Maywood's Business Industrial Park. The building has been abandon for over five (5) years. The 2008 Comprehensive plan calls for this building to be redeveloped to attract a small warehousing or auto repair facility, these intended uses would bring investment to this otherwise blighted building.

Vol. 165 PIN 15-14-327-012-0000 - This parcel is classified 5-97 with special commercial improvements that are prorated with one or more parcels. This PIN contains a small part of an abandon storage shed. The intended use is retail/restaurant use that compliments the adjacent Medical district.

The Village of Maywood will file for tax exempt status for the properties and will retain the properties for municipal use until such time as the Properties are reconveyed for redevelopment. The Village does not currently have any third party request on any of the PIN(s) submitted for No Cash Bid processing.

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The Village upon approval by the County Board will direct the Village Attorney to obtain the tax deeds to the properties and shall bear all legal and other cost associated with acquisition of the properties.

The Village of Maywood agrees to comply with all reports on the status of each parcel for five (5) years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

**\*Referred to the Committee on Tax Delinquency Subcommittee on July 27, 2010.**

**Commissioner Murphy, seconded by Commissioner Peraica, moved the Approval of Communication No. 307908. The motion carried.**

307909 VILLAGE OF MAYWOOD (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Jason Ervin, CPA, Village Manager, Village of Maywood.

Re: No Cash Bid Request Package for the Village of Maywood.

The Village of Maywood is respectfully submitting the following three (3) Property Index Numbers (PINs) for No Cash Bid purchase and approval by the Cook County Board of Commissioners.

These parcels have been evaluated and found to be viable, marketable properties to be acquired through the Cook County No Cash Bid process. The aforementioned properties are all located in key areas for redevelopment as outlined in the 2008 Comprehensive plan. These properties will greatly impact economic development opportunities within the Village of Maywood.

### **VILLAGE OF MAYWOOD**

#### **VOLUME**

#### **PROPERTY INDEX NUMBER**

164	15-14-107-001-0000
165	15-15-100-027-0000
165	15-15-100-028-0000

Please find below the intended use for each PIN.

Vol. 164 PIN 15-14-107-001-0000 - The current use of this property is vacant land. The parcel is located in a prime retail district that the comprehensive plan calls for retail/commercial development. The Village intends to redevelop this site into a retail use that would promote further development with in this district.

Vol. 165 PIN 15-15-100-027-0000 - current use is vacant land. Proposed use is a retail development the compliments the adjacent Illinois Prairie Bike Path.

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Vol. 165 PIN 15-15-100-028-0000 - current use is vacant land. Proposed use is a retail development the compliments the adjacent Illinois Prairie Bike Path.

The Village of Maywood will file for tax exempt status for the properties and will retain the properties for municipal use until such time as the Properties are reconveyed for redevelopment. The Village does not currently have any third party request on any of the PINs submitted for No Cash Bid processing.

The Village upon approval by the County Board will direct the Village Attorney to obtain the tax deeds to the properties and shall bear all legal and other cost associated with acquisition of the properties.

The Village of Maywood agrees to comply with all reports on the status of each parcel for five (5) years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

**\*Referred to the Committee on Tax Delinquency Subcommittee on July 27, 2010.**

**Commissioner Murphy, seconded by Commissioner Peraica, moved the Approval of Communication No. 307909. The motion carried.**

307910 VILLAGE OF PALOS PARK (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from John F. Mahoney, Mayor, Village of Palos Park.

Re: No Cash Bid Request Package for the Village of Palos Park.

The Village of Palos Park is interested in receiving a No Cash Bid for property located in our municipality. This Request Package contains one (1) Property Index Number (P

**VILLAGE OF PALOS PARK**

**VOLUME**

**PROPERTY INDEX NUMBER**

152

23-23-302-002-0000

The parcel is currently vacant land. The Village of Palos Park will use the property for park or associated recreational use.

The Village of Palos Park will file for tax exempt status as the parcel will be for municipal use.

The Village of Palos Park will retain legal counsel to obtain the tax deed and bear all legal and other costs associated with acquisition of the parcel.

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The Village of Palos Park will agree to submit, to the Cook County Department of Economic Development, No Cash Bid Reports on the status of each parcel for five (5) years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

**\*Referred to the Committee on Tax Delinquency Subcommittee on July 27, 2010.**

**Commissioner Murphy, seconded by Commissioner Peraica, moved the Approval of Communication No. 307910. The motion carried.**

307911 VILLAGE OF PHOENIX (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Terry R. Wells, Village President, Village of Phoenix.

Re: No Cash Bid Request Package for the Village of Phoenix.

The purpose of this letter is to inform you of the Village of Phoenix's desire to participate in the Cook County No Cash Bid program. The Village is interested in acquiring certain properties located within Phoenix that are delinquent in real estate taxes or special assessments for two (2) or more years, pursuant to 35 ILCS 200/21-90.

Please accept this request to obtain the following 24 vacant unimproved residential properties:

**VILLAGE OF PHOENIX**

<b><u>VOLUME</u></b>	<b><u>PROPERTY INDEX NUMBER</u></b>
208	29-16-104-002-0000
208	29-16-104-016-0000
<del>208</del>	<del>29-16-105-051-0000</del>
208	29-16-106-020-0000
208	29-16-106-021-0000
208	29-16-106-034-0000
208	29-16-106-035-0000
208	29-16-106-036-0000
<del>208</del>	<del>29-16-106-037-0000</del>
208	29-16-106-055-0000
208	29-16-110-008-0000
208	29-16-110-009-0000
208	29-16-110-010-0000
208	29-16-110-011-0000
208	29-16-114-030-0000
208	29-16-114-032-0000
208	29-16-114-033-0000
208	29-16-119-011-0000
208	29-16-119-052-0000

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208	29-16-120-026-0000
208	29-16-120-033-0000
208	29-16-127-045-0000
208	<del>29-16-203-017-0000</del>
208	<del>29-16-203-018-0000</del>

The Village intends to use each of these 24 vacant unimproved residential properties for residential redevelopment in order to expand tax revenues by building residential dwellings on the parcels. Currently, there is no third-party-applicant for any of the parcels.

The Village agrees to report the status of each parcel to the Cook County Department of Economic Development annually for five (5) consecutive years or until the intended use is complete, whichever is last. Also, the Village will apply for tax exempt status on each parcel once a tax deed is obtained until a developer is designated.

The Village has retained Hiskes, Dillner, O'Donnell, Marovich & Lapp, and will bear all costs to proceed to tax deed and perform all other legal and other activities associated with this program.

**\*Referred to the Committee on Tax Delinquency Subcommittee on July 27, 2010.**

**Commissioner Murphy, seconded by Commissioner Peraica, moved the approval of Communication No. 307911 as Amended, except for the following PIN Numbers, which have been Withdrawn: 29-16-105-051-0000, 29-16-106-0937-0000, 29-16-203-017-0000 and 29-16-203-18-0000. The motion carried.**

307912 CITY OF ROLLING MEADOWS (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Sarah Phillips, City Manager, City of Rolling Meadows.

Re: No Cash Bid Request Package for the City of Rolling Meadows.

I am writing to state the City of Rolling Meadows' interest in receiving a No Cash Bid for the following one (1) Property Index Numbers (PIN) for No Cash Bid purchase and approval by the Cook County Board of Commissioners.

### CITY OF ROLLING MEADOWS

#### VOLUME

150

#### PROPERTY INDEX NUMBER

02-36-100-010-0000

This request package contains one (1) PIN.



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The property is a swath of green space that is situated in the heart of the City of Rolling Meadows' downtown area. The property is sandwiched between the Rolling Meadows Shopping Center and Salt Creek and leads directly into Kimball Hill Park to the north. The property was originally platted and designated for storm water detention for the development of the shopping center. A large majority of this parcel is located within the 100 year floodplain with much of that floodplain in designated floodway. Consequently, this parcel is land-locked, inaccessible and undevelopable and will remain green, open space. It is anticipated that the parcel will remain City property whether it be retained by the City of Rolling Meadows or be conveyed to the Rolling Meadows Park District. The parcel itself will remain and be maintained as green space and added to the Salt Creek green belt that traverses through the heart of the City of Rolling Meadows.

The City of Rolling Meadows will file for tax exempt status for this property while the City retains the property or the Park District when and if it is conveyed the property.

The City of Rolling Meadows will use its legal counsel to obtain the tax deed and bear all legal and other costs associated with acquisition of the parcel.

The City of Rolling Meadows agrees to submit, to the Cook County Department of Economic Development, No Cash Bid Reports on the status of the parcel for five (5) years as required by the Cook County No Cash Bid Ordinance.

**\*Referred to the Committee on Tax Delinquency Subcommittee on July 27, 2010.**

**Commissioner Murphy, seconded by Commissioner Peraica, moved the Approval of Communication No. 307912. The motion carried.**

307913 VILLAGE OF SCHILLER PARK (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Anna Montana, Mayor, Village of Schiller Park.

Re: No Cash Bid Request Package for the Village of Schiller Park.

This letter is to express the Village of Schiller Park's interest in receiving a No Cash Bid for one (1) parcel located in Schiller Park. The Property Index Number (PIN) of the parcel requested is:

### VILLAGE OF SCHILLER PARK

#### VOLUME

064

#### PROPERTY INDEX NUMBER

12-16-400-010-0000

This Request Package contains one (1) PIN (the "Subject Property"). The PIN requested is currently a vacant parcel in the Village of Schiller Park. It is the intent of the Village of Schiller Park, as part of its overall economic development strategy to acquire the Subject Property and return it to a beneficial use for the citizens of the Village. The Subject Property is in the floodplain and shall be used for flood management.

The Village of Schiller Park has retained legal counsel in order to obtain the tax deed and will bear all costs associated with the acquisition of the parcel. In accordance with the requirements of the Cook County No Cash Bid Ordinance, the Village of Schiller Park will submit to the Cook County Department of Economic Development a No Cash Bid Report on the status of each parcel for five (5) years or until development is complete, whichever comes last.

In accordance with the requirements of the Cook County No Cash Bid Program, the Village of Schiller Park hereby certifies that it does not have an identified third party requestor associated with the filing of this application and will accordingly take the necessary steps to have the Subject Property declared tax exempt for municipal use and will submit to the Cook County Board of Review a Real Estate Exemption Complaint for tax exempt status.

**\*Referred to the Committee on Tax Delinquency Subcommittee on July 27, 2010.**

**Commissioner Murphy, seconded by Commissioner Peraica, moved the Approval of Communication No. 307913. The motion carried.**

307914 VILLAGE OF SKOKIE (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from George Van Dusen, Mayor, Village of Skokie.

Re: No Cash Bid Request Package for the Village of Skokie.

The Village of Skokie is interested in participating in receiving a No Cash Bid for the following Property Index Number (PIN) parcel:

**VILLAGE OF SKOKIE**

**VOLUME**

**PROPERTY INDEX NUMBER**

122

10-23-127-001-0000

This request package contains one (1) PIN. The Village of Skokie intends to retain ownership of this PIN and dedicate it as right-of-way.

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PIN 10-23-127-001-0000 is a 4.60-foot-wide by 116.03-foot-long parcel of land that lies along the south side of the 3930 block of Lee Street. The northern 61.40 feet of Lee Street is dedicated as Village-owned and Village-maintained right-of-way. The parcel is presently used as parkway and driveway access to a single-family residence at 3951 Lee Street. The Village of Skokie would like to acquire this parcel in order to dedicate it as public-right-of-way.

The Village of Skokie intends to file tax exempt status the above mentioned PIN upon its acquisition because this parcel will be incorporated into the Village's street network. The Village has no intent of conveying this PIN to a third party. This parcel will be dedicated by the Village as public right-of-way.

The Village of Skokie will retain legal counsel to obtain the tax deed and bear all legal and other costs associated with acquisition of the aforementioned parcel. The Village agrees to submit, to the Cook County Department of Economic Development, a No Cash Bid Report on the status of the parcel for five (5) years.

**\*Referred to the Committee on Tax Delinquency Subcommittee on July 27, 2010.**

**Commissioner Murphy, seconded by Commissioner Peraica, moved the Approval of Communication No. 307914. The motion carried.**

307915 VILLAGE OF THORNTON (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Jason Wicha, Administrator, Village of Thornton.

Re: No Cash Bid Request Package for the Village of Thornton.

The purpose of this letter is to inform you of the Village of Thornton's desire to participate in the Cook County No Cash Bid program. The Village is interested in acquiring certain property located within Thornton that is delinquent in real estate taxes or special assessments for two (2) or more years, pursuant to 35 ILCS 200/21-90.

Please accept this request to obtain the following one (1) Property Index Numbers (PIN) for vacant, abandoned and improved commercial property.

**VILLAGE OF THORNTON**

**VOLUME**

**PROPERTY INDEX NUMBER**

219

29-34-107-032-0000

The property contains a municipal utility facility. Currently, there is no third party applicant for any of the parcels.

The Village agrees to report the status of the parcel to the Cook County Department of Economic Development annually for five (5) consecutive years or until the intended use is complete, whichever is last. Also, the Village will apply for

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tax exempt status on the parcel once a tax deed is obtained.

The Village has retained Hiskes, Dillner, O'Donnell, Marovich & Lapp, and will bear all costs to proceed to tax deed and perform all other legal and other activities associated with this program.

**\*Referred to the Committee on Tax Delinquency Subcommittee on July 27, 2010.**

**Commissioner Murphy, seconded by Commissioner Peraica, moved the Approval of Communication No. 307915. The motion carried.**

**Commissioner Peraica moved to adjourn the meeting, seconded by Commissioner Murphy. The motion carried and the meeting was adjourned.**

**YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION  
WITH REGARD TO THE MATTER NAMED HEREIN:**

Communication Number 307898	Approve
Communication Number 307899	Approve
Communication Number 307900	Approve
Communication Number 307901	Approve
Communication Number 307902	Approve
Communication Number 307903	Approve
Communication Number 307904	Approve as Amended Except for the following PIN Numbers which have been Withdrawn: 32-23-415-012-0000; 32-23-418-024-0000; 32-23-418-025-0000; 32-23-418-026-0000
Communication Number 307905	Approve
Communication Number 307906	Approve
Communication Number 307907	Approve as Amended Except for the following PIN Number which has been Withdrawn: 29-19-127-025-0000
Communication Number 307908	Approve
Communication Number 307909	Approve
Communication Number 307910	Approve
Communication Number 307911	Approve as Amended Except for the following PIN Numbers which have been Withdrawn: 29-16-105-051-0000, 29-16-106-037-0000, 29-16-203-017-0000 and 29-16-203-018-0000
Communication Number 307912	Approve
Communication Number 307913	Approve
Communication Number 307914	Approve
Communication Number 307915	Approve

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Respectfully submitted,  
Tax Delinquency Subcommittee

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Deborah Sims, Chairman

Attest:

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Matthew B. DeLeon, Secretary

#The audio recording for this meeting is available from the Office of the Secretary to the Board, 118 North Clark Street, Room 567, Chicago, IL 60602.